



**HIMACHAL PRADESH TOURISM DEVELOPMENT CORPORATION LTD  
MARKETING OFFICE, MANALI**

**Tel. No: (01902) 252360 & 253531    Email: manali@hptdc.in  
website : www.hptdc.in**

**HPTDC/TIOM/TENDER/2020-21/**

**Date: 23<sup>rd</sup> January, 2021**

**TENDER NOTICE**

**Leasing out of various Shops/Spaces in the premises of the Club House and  
Hotel Kunzam, Manali On Annual lease rent basis**

Sealed Tenders are invited for grant of licenses for leasing out of Shops/Spaces in the premises of HPTDC, The Club House and Hotel Kunzam, Manali, for a period of 5 years with 20% increase in annual lease rent on completion of a period of 3 (three) years for remaining 02 years..

The Tender documents are available at the office of the Dy. General Manager, HPTDC, Marketing Office, Manali, which can be procured by paying Rs. 1000/- plus GST in cash, as Tender Form Cost. Tender may be submitted on or before 11.02.2021 till 5:00 PM along-with Demand Draft for EMD and Tender Cost in favour of HPTDC Manali Complex, payable at Manali.

***Contacts: 01902-253197, 253198, 252141, 253531 & 252360***

--Sd--

**Dy. General Manager,  
HP Tourism Development Corporation  
Manali Complex, Manali**



**HIMACHAL PRADESH TOURISM DEVELOPMENT CORPORATION LTD**  
**MARKETING OFFICE, MANALI**  
Tel. No: (01902) 252360 & 253531 Email: manali@hptdc.in  
website : www.hptdc.in

## **TENDER DOCUMENT**

**Submission of sealed Tenders: 11.02.2021 (till 5:00 PM)**  
**Opening of sealed Tenders: 12-02-2021 (11:00 AM)**

### **SCOPE OF WORK**

1. The HP Tourism Development Corporation (HPTDC), herein called Authority is engaged in the development of tourism activities in the state of Himachal Pradesh and has decided to leasing/renting out Shops/Spaces in the premises of Club House and Hotel Kunzam, under Public Premises Act only for a period of 5 (Five) years with 20% increase in annual lease rent on completion of a period of 3 (three) years for remaining 02 years. The rent plus GST as applicable will be payable in advance on quarterly/monthly basis.
2. EMD (Rs. 5000/-) for respective shop/space will be payable by the bidders in shape of demand draft in favour of the Dy. General Manager, HPTDC Manali Complex and payable at Manali. Apart from EMD the successful bidder will also submit security deposit as calculated or equal to three months rent whichever is higher.

### **BRIEF DESCRIPTION OF BIDDING PROCESS**

1. Single stage one-step process will be adopted for selection of the bidder for award of the shop/space.
2. Schedule of Bidding Process:

Sr. No.	Event Description	Date
1	Last date for receiving queries	11.02..2021 (till 2:00 PM)
2	Bid submission due Date	11.02..2021 (till 5:00 PM)
3	Opening of Bids	12.02..2021 (11:00 AM)



**HIMACHAL PRADESH TOURISM DEVELOPMENT CORPORATION LTD**  
**MARKETING OFFICE, MANALI**  
Tel. No: (01902) 252360 & 253531 Email: manali@hptdc.in  
website : www.hptdc.in

### **Terms & Conditions**

1. The reserve price for the shops/spaces will be as per detail as under:-

S. No.	Shop/Space	Area	Location	Reserve Price
1	Shop No. 2	82.50 Sq.Ft.	Club House	Rs. 2,45,000/-
2	Shop No. 7	153.00 Sq.Ft.	Club House	Rs. 7,00,000/-
3	Shop No. 12	60.00 Sq.Ft.	Club House	Rs. 2,10,000/-
4	Shop No. 13	60.00 Sq. Ft.	Club House	Rs. 2,10,000/-
5	Shop No. 16	63.00 Sq. Ft.	Club House	Rs. 1,00,000/-
6	Shop No. 20	56.00 Sq Ft	Club House	Rs. 2.50,000/-
7	Shop No. 21	48.56Sq. Ft.	Club House	Rs. 2,50,000/-
8	Shop No. 2	48.52 Sq. Ft	Hotel Kunzam	Rs. 8,85,000/-

2. **All the above mentioned shops/spaces will be allotted for carrying out business other than food sale/eateries.**
3. The successful bidder will have to submit the proof of the sound financial background e.g. latest Income Tax Return/ Annual Turnover etc.
4. The shop/space will be rented out to the successful bidder on actual area mentioned as above and HPTDC shall have every right to inspect this area at any time and the bidder concerned shall have no objection for the same.
5. The Shops/spaces shall be given on annual rent charges to the highest bidder for a period of 5 (Five) years with 20% increase in annual lease rent on completion of a period of 3 (three) years for remaining 02 years.
6. The rent plus GST as applicable will be paid on quarterly/monthly basis. In case party fails to pay the rent within 30 days for the due period, the agreement deemed fit to be cancelled and party becomes unauthorized occupant in the premises.
7. The Security deposit as calculated or equal to 3 months' rent whichever is higher shall have to be executed by the successful bidder in favour of HPTDC through Bank Guarantee which will be refunded without interest after expiry of agreement and clearing of all dues.
8. The stamp duty, registration charges, ground rent and other costs and expenses leviable on account of execution of agreement, the agreement deeds, if any to be executed, shall be borne by the successful bidder.
9. The rates & taxes levied by Govt./Local authority from time to time shall be borne by the successful bidder.

10. All expenses towards the execution of the agreement shall be borne by successful bidder.
11. The bidder will use the allotted premises/shop for running the activity for which the agreement will be signed and will in no case use the same for any other purposes/business.
12. Payment of water & electricity bills as applicable from time to time will be borne by the successful bidder.
13. The successful bidder will keep indemnified the HPTDC for any claim arising out of any cause attributable to any act of omission & commission or any negligence or deficiency on the part of successful bidder.
14. The successful bidder shall not assign, transfer or sublet the premises or any part thereof to any person.
15. Both the parties shall have the option to terminate the agreement by giving one month's prior notice on either side.
16. On expiry or prior termination of the Agreement, the successful bidder shall hand over the peaceful possession of the premises to HPTDC and on its failure to do so, HPTDC shall be entitled to enter the premises and take over the possession of the premises. The possession of the premises shall be handed/ taken over on as is where basis, free from all encumbrances is and the successful bidder shall not be entitled to any compensation thereof. The second party shall not be entitled to any refund or compensation or refund of the premium paid, on account of termination of the Agreement prior to the term of 2 (two) years for any reason, whatsoever.
17. If it is found that the property has been obtained by suppression of any fact or misstatement/misrepresentation or fraud, HPTDC shall have unconditional right to take back the property and the facility thereon
18. The successful bidder shall from time to time pay and discharge all rates, taxes, charges, statutory dues and assessments of every description which are now or may at any time hereafter during the continuance of this Agreement be assessed, charged or imposed upon property rented out.
19. On the expiry of the Agreement period executed in this behalf, the above premises shall reverse to HPTDC free of cost and land free from all encumbrances.
20. Event of circumstances to the extent not caused by the default of HPTDC shall be considered for the purpose of this Agreement as event of default of the successful bidder which, if not cured within the time period permitted, if any, shall provide the HPTDC the right to terminate this agreement by giving 30 days' notice in writing.
21. The successful bidder shall provide latest income tax, service tax, GST clearance certificate along with registration number & copy thereof, audited balance sheet, profit & Loss account for the last 3 years at the time of entering into Agreement.
22. Whatever modifications/additions/alterations would have been made by the successful bidder with the approval of the HPTDC would be assets of the HPTDC which would deem to be free from all encumbrances at the time of expiry of the agreement. No vacant space would be put to use by the bidder or any

- construction carried out without the prior approval of the competent authority i.e. Managing Director.
23. The HPTDC would not be responsible for any damage caused due to unforeseen event and circumstances like natural calamities etc.
  24. The agreement executed on this account shall stand terminated and legal action taken in case of any immoral activities is carried out in the premises.
  25. All norms and regulations notified by the HPTDC would strictly be followed by the successful bidder.
  26. HPTDC reserves the right to reject all or any tender without assigning any reason whatsoever.
  27. Without prejudice to the generality of the foregoing, the following event shall also constitute an event of default of the successful bidder:-
    - a) The successful bidder fails to pay the security amount and amount of rent set forth in this Agreement, within the prescribed period therefore.
    - b) The successful bidder commits default in complying with any of the terms & conditions of the Agreement.
    - c) Any other event of default that has been set out in this bid or any other act which is against the interest of HPTDC.
  28. In case of any dispute between the parties, the same shall be settled through the Arbitrator and MD, HPTDC will act as arbitrator situated/stationed at Shimla whose decision shall be final and binding on both the parties.
  29. This bid shall be governed by the laws of India/ Himachal Pradesh. The courts and authorities at Shimla shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.
  30. The Terms & Conditions of this bid shall come into force from the date of bidding.

-x-x-x-

## HIMACHAL PRADESH TOURISM DEVELOPMENT CORPORATION LTD



### MARKETING OFFICE, MANALI

Tel. No: (01902) 252360 & 253531 Email: manali@hptdc.in

website : www.hptdc.in

Sr. No.	Name of the Shop/ space for leasing out	Reserve Price (Rs.)	Security Deposit	Bid Amount (Annual)	Amount in Words	EMD	Purpose for which Space to be used
1	2	3	4	5	6	7	8
1	Shop No.2 Club House Manali (Area: 82.50 Sq.Ft.)	Rs. 2.45 lakh + GST Extra as applicable per annum & EMD amount Rs.5000/-	Rs. 100000/- or three month rent whichever is higher.				
2	Shop No. 7 Club House Manali (Area: 153.00 Sq.Ft.)	Rs. 7.00 lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs. 200000/- or three month rent whichever is higher.				
3	Shop No. 12 Club House Manali (Area: 60.00 Sq.Ft.)	Rs. 2.10 lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs.100000/- or three month rent whichever is higher.				
4	Shop/Space No- 13 Club House Manali (Area 60.00 Sq.ft.)	Rs. 2.50 Lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs.100000/- or three month rent whichever is higher.				
5	Shop/Space No- 16 Club House Manali (Area 63.00 Sq.ft.)	Rs. 1.00 Lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs.50000/- or three month rent whichever is higher.				
6	Shop/Space No- 20 Club House Manali (Area 56.00 Sq.ft.)	Rs. 2.50 Lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs.100000/- or three month rent whichever is higher.				
7	Shop/Space No- 21 Club House Manali (Area 48.56 Sq.ft.)	Rs. 2.50 Lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs.100000/- or three month rent whichever is higher.				
8	Shop/Space No- 2 HotelKunzam, Manali (Area 48.52 Sq.ft.)	Rs. 8.85 Lakh + GST Extra as applicable per annum & EMD amount Rs. 5000/-	Rs. 200000/- or three month rent whichever is higher.				

**It is certified as under:-**

1. That I/we have seen/inspected/visited the specified shop/space and we agree to take it on rental basis.
2. That I/We will be allotted specified area of the shop and cost of any addition alteration or improvement to the existing structures will be borne by me/us, HPTDC will not be liable for any loss to existing structure while vacating by existing occupants of the shop/stall.
3. I agree to pay all taxes as applicable from time to time in addition to the tendered amount.

**Signature of the Authorized representative  
Agency with seal/stamp**